

061.A

0005

0011.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

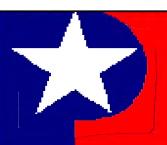
291,500 / 291,500

USE VALUE:

291,500 / 291,500

ASSESSED:

291,500 / 291,500

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
5		COLONIAL VILLAGE DR, ARLINGTON

**OWNERSHIP**

Unit #: E11

Owner 1: CHENG HUI	
Owner 2: WANG HUI	
Owner 3:	

Street 1: 5 COLONIAL VILLAGE DR #11

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: XIANG YANG -

Owner 2: ZHU HUI -

Street 1: 5 COLONIAL VILLAGE DR #11

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1962, having primarily Brick Exterior and 664 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6021																

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	291,500			291,500		127473
							GIS Ref
							GIS Ref
							Insp Date
							10/19/17

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	291,500	0	.	.	291,500		Year end	12/23/2021
2021	102	FV	287,400	0	.	.	287,400		Year End Roll	12/10/2020
2020	102	FV	279,200	0	.	.	279,200	279,200	Year End Roll	12/18/2019
2019	102	FV	234,000	0	.	.	234,000	234,000	Year End Roll	1/3/2019
2018	102	FV	193,200	0	.	.	193,200	193,200	Year End Roll	12/20/2017
2017	102	FV	179,700	0	.	.	179,700	179,700	Year End Roll	1/3/2017
2016	102	FV	176,100	0	.	.	176,100	176,100	Year End	1/4/2016
2015	102	FV	154,700	0	.	.	154,700	154,700	Year End Roll	12/11/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
XIANG YANG,	71273-252	1	7/5/2018		312,500	No	No		
MOISAKIS NICHOL	69179-483		4/24/2017		255,000	No	No		
	16616-444		12/1/1985		94,900	No	No	Y	

**PAT ACCT.**

!5381!

**PRINT**

Date

Time

12/30/21

02:05:57

**LAST REV**

Date

Time

10/02/19

13:17:48

apro

5381

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/30/2007	1112	New Wind	2,000					

**ACTIVITY INFORMATION**

Date	Result	By	Name
10/19/2017	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			648-4318, Building Number 5.											
Sty Ht: 1	- 1 Story			A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 1 - Concrete				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath: 0	Rating: Average														
Prime Wall: 7 - Brick				A HBth:	Rating:														
Sec Wall:				OthrFix:	Rating:														
Roof Struct: 2 - Hip				<b>OTHER FEATURES</b>															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average														
Color: BRICK				A Kits:	Rating:														
View / Desir: 3RD - 3RD FLOOR				Fpl: 0	Rating: Average														
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:														
Grade: C - Average				<b>CONDOS INFORMATION</b>															
Year Blt: 1962		Eff Yr Blt:		Location: F	- Front														
Alt LUC:		Alt %:		Total Units:															
Jurisdict:		Fact: .		Floor: 3	- 3rd Floor														
Const Mod:				% Own:	0.657700002														
Lump Sum Adj:				Name:	9 - 6021														
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>								<b>RES BREAKDOWN</b>			
Avg Ht/FL: STD				Phys Cond: GD	- Good			24.	%	Exterior:				No Unit	RMS	BRS	FL		
Prim Int Wal 2 - Plaster				Functional:					%	Interior:				1	4	2	0		
Sec Int Wall:				Economic:					%	Additions:									
Partition: T - Typical				Special:					%	Kitchen:									
Prim Floors: 4 - Carpet				Override:					%	Baths:									
Sec Floors:				Total:	24.5 %					Plumbing:									
Bsmnt Flr:				<b>CALC SUMMARY</b>						Electric:									
Subfloor:				Basic \$ / SQ: 325.00						Heating:									
Bsmnt Gar:				Size Adj.: 1,40361452						General:									
Electric: 3 - Typical				Const Adj.: 1.16654992						Totals									
Insulation: 2 - Typical				Adj \$ / SQ: 532.151															
Int vs Ext: S				Other Features: 32732															
Heat Fuel: 1 - Oil				Grade Factor: 1.00															
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100				LUC Factor: 1.00															
Solar HW: NO				Adj Total: 386080															
% Com Wal				Depreciation: 94590															
% Sprinkled				Depreciated Total: 291491															
<b>MOBILE HOME</b>				Make:				Model:				Serial #:				Year:			
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 061.A-0005-0011.0												<b>IMAGE</b>			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		<b>AssessPro Patriot Properties, Inc</b>
More: N	Total Yard Items:				Total Special Features:						Total:								